Karen Johnson Davidson County
Batch# 931928 DEEDWARR
10/20/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20221020-0114468

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

~~The actual~~ consideration or value, whichever is greater for this transfer is: $355,000

Affiant Signature

Subscribed and sworn to before me on this the 18 day of Oct, 2022

Notary Public

My Commission expires 01/06/2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Jordan Daniel Sherrell
Regan Best Sherrell
110 Duke St. #8
Nashville, TN 37207

SEND TAX BILLS TO:
Jordan Daniel Sherrell
Regan Best Sherrell
110 Duke St. #8
Nashville, TN 37207

MAP AND PARCEL NUMBER: Tax ID #: 071070G00800CO

WARRANTY DEED

22NT01238

Effective the 11th Day of October, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Zachary Sirten, LLC, a Tennessee limited liability company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jordan Daniel Sherrell and Regan Best Sherrell, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 8, as established in Declaration of Covenants, Conditions and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument no. 20180907-0089045, as amended in Instrument no. 20200316-0028784, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property as conveyed to Zachary Sirten, LLC, a Tennessee limited liability company by Quitclaim Deed from Zachary Daniel Sirten, unmarried man dated 08/04/2021 recorded 08/09/2021 in Book NA, Page NA, as Document Number 20210809-0107159, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 110 Duke St. #8, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11 day of 10, 2022.

Zachary Sirten

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, **a Notary Public for said county and** State, **Zachary Sirten**, the within named bargainers, with **whom I am personally acquainted (or** proved to me on the basis of satisfactory evidence), and who **acknowledged that such person** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of October, 2022.

Notary Public
My Commission expires: 7/9/2024

* and who, upon oath, acknowledged himself to be the sole member of Zachary Sirten, LLC, and as such member executed the foregoing instrument for the purposes contained herein.

ADRIENNE DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-0[illegible] 2024

Tennessee Certification of Electronic Document

I, Ruth Turner do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original ~~document executed and authenticated~~ according to law on 10/11/2022 (date of document).

Affiant Signature

10/18/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 of Oct., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's ~~Signature~~
My Commission Expires: 11-06-24